

**PLANNING AND ZONING COMMISSION**  
**SEPTEMBER 8, 2021**  
**CITY HALL'S COUNCIL CHAMBERS @ 5:30 P.M.**

**P&Z PRESENT**

Diana Izaguirre  
Hector Moreno  
Debra Alvarez  
Jasen Hardison  
Raquenel Austin

**P&Z ABSENT**

Javier Barrera  
Ruben Arcaute  
Bealinda O. Deforest

**STAFF PRESENT**

Susana De Luna  
Irasema Dimas  
Jessica Munoz  
Cynthia Gonzalez  
Gabriel Ramirez  
JP Terrazas  
Abel Bocanegra  
Edgar Gonzalez

**GUESTS PRESENT**

Rosalva Martinez  
Federico Garcia

**CALL TO ORDER**

Chairwoman Izaguirre called the meeting to order at 5:33 p.m.

**CITIZENS PARTICIPATION**

Chairwoman Izaguirre asked if there was any citizen's participation.

There was none.

**APPROVAL OF MINUTES FOR AUGUST 25, 2021**

Chairwomen Izaguirre asked if there were any corrections to the minutes for August 25, 2021. Mrs. Alvarez moved to approve the minutes as presented. Mr. Moreno seconded the motion. Upon a vote, the motion passed unanimously.

**Started: 5:34 p.m.**

**Ended: 5:38 p.m.**

**Item #1.1**

**Rezoning:**

**The South 1/3 of the East ½ of Block 11,  
Del Monte Irrigation Company's Subdivision  
AO-I to C-4  
Rosalva Martinez**

Ms. De Luna went over the write-up stating that site was located approximately 2 miles south of Mile 1 along the east side of Inspiration Road.

**SURROUNDING ZONES:**

N:	AO-I	– Agricultural Open Interim
E:	PUD	– Planned Unit Development
W:	PUD	– Planned Unit Development
S:	PUD	– Planned Unit Development

**EXISTING LAND USES:**

N:	Single Family Residential
E:	Vacant

W: Vacant  
S: Vacant  
Site: Vacant/RV & 18 Wheelers

**FLUM:** Low Density Residential (LD)

**REVIEW COMMENTS:** The proposed zone does not comply with the City's Future Land Use Map, and surrounding land uses.

**RECOMMENDATION:** Staff is recommending denial.

Chairwoman Izaguirre asked if there was any input in favor or against the request.

Mrs. Rosalva Martinez the applicant stated she wanted to store 18-wheelers and machinery.

Chairwoman Izaguirre asked if the board had any questions.

Chairwoman Izaguirre asked what was proposed for that property in the future land use map.

Ms. De Luna stated it was proposed as low density residential.

Chairwoman Izaguirre asked if the property was to be zoned residential would it allow the applicant to park an 18-wheeler.

Ms. De Luna stated it was an unallowable use.

Mr. Moreno asked how many acres was the property.

Ms. Martinez stated it was 8.33 acres

There being no further discussion, Chairwoman Izaguirre entertained a motion. Mrs. Alvarez moved to deny the rezoning request as per staff's recommendation. Mrs. Austin seconded the motion. Upon a vote, the motion passed unanimously.

**Started: 5:38 p.m.**

**Ended: 5:41 p.m.**

**Item #1.2**

**Conditional Use Permit:**

**To Place a Mobile Food Truck  
- Fiesta Hotdogs in a C-2 Zone  
(Neighborhood Commercial)  
208 N. Inspiration Road  
Lot 1, Madrigal Subdivision  
C-2  
Fiesta Hot Dogs  
(c/o Federico Garcia & Lucero Vasquez)**

Ms. De Luna went over the write-up stating that site was located 130' north of W. 2<sup>nd</sup> Street along the east side of Inspiration Road within the Fiesta Grocery site. The applicant would like place a 17' x 8' mobile food truck on the west side of the Fiesta Grocery for the sale of Hotdogs, hamburgers, tortas, tacos and fries. The applicant is also the person operating the grocery store.



Access to the site is from an existing driveway along Inspiration Road. The existing restroom facilities located within the grocery store would be available for the mobile food truck customers.

- **Hours of Operation:** Monday – Thursday from 6pm – 12am and Friday – Sunday from 6pm – 1am
- **Staff:** 4 employees
- **Parking:** There are approximately 9 spaces available for the grocery store which would be shared with the mobile food truck. There is also plenty of room along the north side of the property, which could be utilized as additional parking if it were properly striped. The applicant would need to add some landscaping to help improve the existing site.

**REVIEW COMMENTS:** Staff notes that there is an existing hotdog cart, but the applicant has stated that if the mobile food truck is approved that cart would be removed. We have approved several mobile food trucks in the past. Staff notes that this unit will not be blocking any parking spaces. Notices were sent to property owners within 200' where Staff has not received any comments in favor or against this CUP.

**RECOMMENDATION:** Approval subject to: 1) 1-year re-evaluation to assess this new operation, 2) Compliance with all city requirements including Health and Fire, 3) Re-stripe parking lot and add additional landscaping, and 4) Acquisition of a business license.

Chairwoman Izaguirre asked if there was any input in favor or against the request.

There was none.

Chairwoman Izaguirre asked Ms. De Luna if there were any requirements for the mobile food units.

Ms. De Luna stated the requirements were imposed by the health department. She added the painting could be addressed by the planning department.

There being no further discussion, Chairwoman Izaguirre entertained a motion. Mrs. Austin moved to approve the request as per staff recommendation. Mrs. Alvarez seconded the motion. Upon a vote, the motion passed unanimously.

**Started: 5:41 p.m.**

**Ended: 5:43 p.m.**

**Item #1.3**

### **Discussion and Action to Amend the Noise Ordinance**

The purpose of this ordinance amendment is to establish the following:

Set decibel reading to be at 65 decibels during day or night

Commercial & Industrial Construction to commence at 3am to 6pm

Exemptions may be considered on residential or estate lots to commence construction at 3 am.

Chairwoman Izaguirre asked if there was any input in favor or against the request.

There was none.

Chairwoman Izaguirre asked if the board had any questions.

There was none.

There being no discussion, Chairwoman Izaguirre entertained a motion. Mr. Hardison moved to approve the request. Mr. Moreno seconded the motion. Upon a vote, the motion passed unanimously.

**Started: 5:43 p.m.**

**Ended: 5:46 p.m.**

**Item #1.4**

**Discussion and Action to Amend Appendix A Zoning Regulations, Section 1.361 "AO-P Permanent Open Space District" to Provide the Foundation for Possible Transition into Suitable Development Upon Provision of an In -Depth Engineering Drainage Analysis**

The purpose of this ordinance is to establish requirements for AO-P Zoning (Agricultural Open Interim) for possible transition into suitable development upon provision of an in-depth engineering drainage analysis.

During this analysis the factors that will be considered will be low-lying areas, outfall location and method of interconnectivity, possible development and its repercussions.

Chairwoman Izaguirre asked if there was any input in favor or against the request.

There was none.

Chairwoman Izaguirre asked if the board had any questions.

There was none.

There being no discussion, Chairwoman Izaguirre entertained a motion. Mrs. Alvarez moved to approve the request. Mr. Hardison seconded the motion. Upon a vote, the motion passed unanimously.

**Started: 5:46 p.m.**

**Ended: 5:47 p.m.**

**Item #1.5**

**DISCUSSION AND ACTION TO AMEND SECTIONS 110-461 'REQUIRED' & SECTION 110-468 'PAVING STANDARDS' OF CHAPTER 10, TRAFFIC AND VEHICLES, ARTICLE VIII, DIVISION 4 OFF STREET PARKING REGULATIONS PROVIDING FOR PERPETUAL MAINTENANCE OF SAID PAVED PARKING IMPROVEMENTS WITH ITS APPURTENANT AND NECESSARY FEATURES**

Currently, the City of Mission does not have an ordinance in place that addresses specifically the maintenance, landscaping, street lighting of parking lots on commercial businesses or apartments. In order to better serve our citizens and address these concerns staff worked on the attached ordinance.

This ordinance will amend the following:



**Section. 110-461 Required' be amended to read:**

All off-street parking improvements, inclusive of residential driveways and approaches, must be maintained in a viable, functional, and aesthetic condition. Furthermore, any carport structures, drainage detention and private storm infrastructure, and or public or private security lighting must also be maintained.

**Section. 110-468 Pavement and Maintenance Standards be amended to read:**

All parking lots shall be paved and perpetually maintained according to city standards and specifications, and the maintenance mandates of Sec. 110-461. The parking lanes must be clearly marked, by white, yellow, etc. paint, buttons or other approved material.

Chairwoman Izaguirre asked if there was any input in favor or against the request.

There was none.

Chairwoman Izaguirre asked if the board had any questions.

There was none.

There being no discussion, Chairwoman Izaguirre entertained a motion. Mr. Hardison moved to approve the request. Mrs. Alvarez seconded the motion. Upon a vote, the motion passed unanimously.

**Started: 5:47 p.m.**

**Ended: 5:50 p.m.**

**Item #1.6**

**Preliminary & Final  
Replat Approval:**

**Re-Subdivision of Lot 1A and 1B  
Nido De Aguila Subdivision (Private Subdivision)  
Being a 6.504 acre tract of land,  
more or less, consisting of all of Lot 1,  
Nido De Aguila Subdivision  
P (Public)  
Developer: Luz De Las Naciones  
( J. Guadalupe Reyes President)  
Engineer: MAS Engineering LLC.**

Ms. De Luna went over the write-up stating that the site was located on the SW area of W. Expressway 83 and South Olmo Street. -see vicinity map. State Code requires re-plats to have a public hearing.

The subdivision consists of an existing 1 Public lot that will be divided into two lots – see re-plat. When Nido De Aguila Subdivision was first submitted for review it showed a total of 1 Public Lot. Now, the owner wishes to re-subdivide the lot into Lots 1A and 1B.

**UTILITIES**

When Nido De Aguila Subdivision was first built, all water and sewer services were installed for Lot 1, thus there is no utility work to be done for the re-plat.

**STREETS & STORM DRAINAGE**

This re-plat abuts W. Expressway 83, a 300' R.O.W., and South Olmo Street. A 60' R.O.W., 36' B/B public street. The road is fully built and does not require additional ROW. Drainage is accomplished through an existing system that consists of a 36" R.C.P. line from the original construction of the entire subdivision -see HCDD#1 approved drainage report.

#### **OTHER COMMENTS**

Nido De Aguila Subdivision is already excluded from the water district.

Must comply with all other format findings.

#### **RECOMMENDATION**

Staff recommends approval subject to compliance with all typical format findings.

Chairwoman Izaguirre asked if there was any input in favor or against the request.

There was none.

Chairwoman Izaguirre asked if the board had any questions.

There was none.

There being no discussion, Chairwoman Izaguirre entertained a motion. Mr. Hardison moved to approve the re-subdivision as presented. Mrs. Austin seconded the motion. Upon a vote, the motion passed unanimously.

#### **ITEM #3.0**

#### **ADJOURNMENT**

There being no further items for discussion, Chairwoman Izaguirre entertained a motion. Mr. Hardison moved to adjourn the meeting. Mrs. Austin seconded the motion. Upon a vote, the motion to adjourn passed unanimously at 5:50 p.m.



Diana Izaguirre, Chairwoman  
Planning and Zoning Commission